

FRANKFORT/FRANKLIN COUNTY BOARD OF ZONING ADJUSTMENTS
August 5, 2008

Chairman Mitch Buchanan called the meeting to order at 5:30 p.m.
Recording Secretary Dawn McDonald called the roll.

MEMBERS PRESENT:	Mitch Buchanan
	William Gross
	Michael Turner
	Barry Holder
	Martha Booth

MEMBERS ABSENT:	David Jones
	Ryan Sell

Chairman Mitch Buchanan introduced staff and swore in the staff and audience.

The first item of business was approval of the July 15, 2008 minutes. Mr. Holder made a motion to approve the minutes. The motion was seconded by Mr. Turner and carried unanimously.

The next item of business was a request from Capital City Shrine Club Holding Corp. for a Conditional Use Permit to operate a Civic, Community, or Private Club in the structure located on Devils Hollow Road, zoned Rural Residential.

Eric Cockley Franklin County Planning and Zoning was present for the staff report. Mr. Cockley explained that this request is to convert a Church into a Civic, Community, or Private Club. He stated that the property is zoned Rural Residential and that the zone generally only permits residences, however there is a section of the zoning ordinance that pertains to conditional uses and this application falls under that section. He stated that staff found all positive findings and recommended approval with conditions.

Attorney Charlie Jones was present on behalf of the Capital City Shrine Club. He stated that they have seen the staff report and are in agreement. He mentioned the conditions and stated that occasionally there may be some outside activity and that they have no plans of cutting away the trees and shrubbery that currently buffer the property. He explained that the septic system was used by the church and it is still an active functioning system. He stated that any signs they might place on the property would have to be approved by Planning and Zoning and meet the sign regulations.

After discussion, Mr. Buchanan made a motion to approve the Conditional Use Permit for the property adjacent to 1687 Devils Hollow Road to the Capital City Shrine Club based on the positive findings with the following conditions: 1) the conditional use is granted to Capital City Shrine Club for a meeting facility within the

principal structure adjacent to 1687 Devils Hollow Road, PVA map #034-00-00-014.00; 2) the conditional use is not transferable and any change in ownership or use will make this approval null and void; 3) that any signage comply with the requirements of Section 15.072 B. of the Zoning Ordinance unless otherwise authorized by variance procedures; 4) the screening present on the north property line shall remain in perpetuity, and/or shall be replaced with other equivalent screening material. The motion was seconded by Mr. Holder and carried unanimously.

Mr. Buchanan made a motion to adjourn. The motion was seconded by Ms. Booth and carried unanimously.

Adjourn